



High Street, Milton, OX14 4EJ

Guide Price £775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

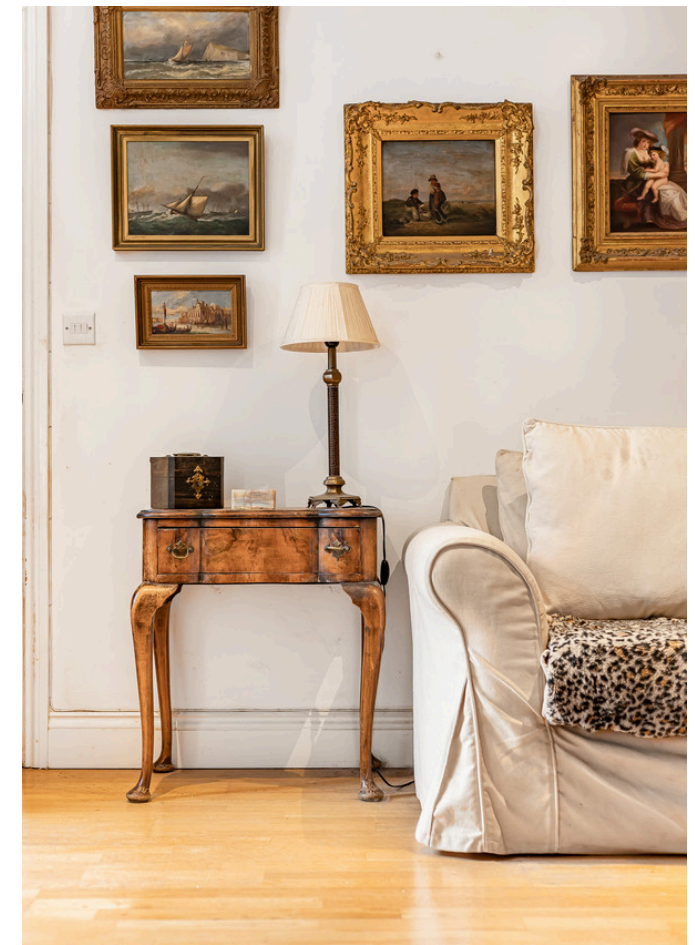
The ground floor benefits from gas-fired underfloor heating and engineered oak flooring throughout the principal reception areas. A spacious dual-aspect sitting room features an exposed brick fireplace, while a separate dining room and dedicated study provide flexible living and working space. To the rear, the kitchen/breakfast room forms the hub of the home, fitted with tiled flooring, a ceramic sink, built-in wine cooler and a red range cooker with matching extractor. A utility room and cloakroom complete the ground floor accommodation.

The first-floor landing, with built-in storage, gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys elevated views and benefits from a modern en-suite shower room. A second generous double bedroom includes fitted wardrobes, while the third bedroom sits alongside the family bathroom, which is fitted with a freestanding roll-top bath.

The converted loft provides an impressive additional bedroom suite, flooded with natural light from three rear-facing dormer windows. The room also benefits from useful eaves storage and its own cloakroom/WC, making it an ideal guest suite, principal bedroom or versatile additional living space.



This attractive red-brick home features a traditional front porch and sash-style windows. A gravel driveway provides ample off-road parking and leads to a detached garage. To the rear is a large, private garden, mainly laid to lawn and enclosed by mature trees and established planting. A paved patio adjoining the house offers an excellent space for outdoor dining and entertaining.



Key Features

- No onward chain
- Attractive period home in the heart of Milton village
- Four well-proportioned bedrooms arranged over three floors
- Spacious dual-aspect sitting room with log-burning stove
- Separate dining room and dedicated home office
- Kitchen/breakfast room with range cooker and wine cooler
- Large converted loft suite with cloakroom/WC
- Detached garage and ample driveway parking
- Private rear garden with patio and mature boundaries



The Location

Situated in the heart of the popular village of Milton, this property enjoys a convenient position close to local amenities and a strong community feel. The village offers a public house, village hall, recreation ground and well-regarded primary school.

Milton is well placed for commuters, with excellent access to the A34 linking Oxford, Newbury and the M4. The nearby market town of Abingdon provides a wide range of shopping, leisure and dining facilities, while Oxford offers extensive employment, educational and cultural opportunities.

Didcot Parkway is a short drive away, providing regular direct services to London Paddington in around 40 minutes, as well as routes to Reading, Bristol and the South West. The area is also served by a selection of highly regarded schools.

Some material information to note: Conservation area. Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 2034 sq ft - 189 sq m
(Excluding Garage)**

Ground Floor Area 976 sq ft – 91 sq m

First Floor Area 688 sq ft – 64 sq m

Second Floor Area 370 sq ft – 34 sq m

Garage Area 265 sq ft – 25 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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